



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2306509
Applicant Name: Ale Kondelis of Cramer Northwest
Address of Proposal: 3665 Renton Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel of land into four parcels of land in an Environmentally Critical Area. Proposed parcel sizes are: A) 5,035 sq. ft., B) 5,025 sq. ft., C) 5,029 sq. ft.; and D) 5,000 sq. ft. Existing single-family structure to remain on proposed Parcel A.

The following approvals are required:

Short Subdivision - to subdivide one existing parcel into four parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA Threshold Determination (Chapter 25.05 SMC)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition or involving
 another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

The subject site is a through lot, and has street frontage on Renton Avenue South and M L King Jr. Way South between South Della Street and South Charleston Street. The existing lot totals an area of approximately 20,520 square feet. The site is located in a Single Family 5000 (SF 5000) zone. The site is rectangular in shape with moderate slope on the west side of the site. Currently one single-family

structure occupies the development site and is located on proposed Parcel A. Surface parking is currently accessed off of Renton Avenue South. The site is vegetated with grass and shrubs. According to GIS maps, the site is not mapped as a City of Seattle Environmental Critical Area (ECA). However, the survey does show an area along the west property line which is 40% steep slope. The applicant has received an Environmental Critical Area Limited Exemption under project #2406555.

Renton Avenue South is a two-lane paved street with gutters and sidewalks on the east side of the street. M L King Jr. Way South is a four-lane paved street with gutters and sidewalks on the both sides of the street. Zoning in the vicinity is Single Family 5000 (SF 5000) from the subject site east and Multi-Family Lowrise-3 (L-3) to the west and north. Development in the area consists of single family residences and some multifamily structures, but is characterized largely by the single family development.

Proposal

The proposal is to subdivide one parcel of land into four (4) parcels. Proposed parcel sizes are indicated in the summary above. Proposed Parcel A will have vehicular access off of Renton Avenue South via a 20-foot wide driveway. Proposed Parcels B and C will obtain access to parking from a 12-foot wide easement over Parcel A. Parcel D will have direct access to Renton Avenue South. The existing single family structure will remain at the development site on proposed Parcel A.

Public Comment:

Date of Notice of Application : July 22, 2004
Date End of Comment Period: August 4, 2004
Comment Letters 1
Comments:

- One neighbor was concerned about increased traffic on Renton Avenue South, as traffic generally travels at high speeds through the area.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is zoned for single-family residential with a minimum lot size of 5,000 square feet. The allowed use in a single family zone is one dwelling unit per lot. Maximum lot coverage is 35%. Front yards are an average of the neighboring adjacent lots, or twenty (20) feet, which ever is less. The minimum side yard setback is five (5) feet. The applicant is proposing a side yard easement along the south property line of Parcel A to allow the existing structure to be closer than 5-feet (3.5-feet) to the side property line. Minimum rear yard setback is twenty-five (25) feet or 20 percent of the lot depth, whichever is less. The lots created by this proposed division of land will conform to all development standards of the SF 5000 zoning district. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. The proposed lots will have vehicular access to Renton Avenue South, consistent with the provisions of the Code. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and requires an easement to provide for electrical facilities and service to the proposed lots. The easement identified in the Seattle City Light memorandum, dated September 27, 2004 and "Exhibit A to the City of Seattle Short Subdivision Number 2306509" shall be included on the final plat prior to recording. Thus, this short plat provides for adequate access for vehicles, utilities, and fire protection.
3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate (04-1459) was issued on September 29, 2004.

Sanitary Sewer: The existing structure located upon the proposed short plat is connected by means of a single sidesewer to a 15-inch public combined sewer (PS) located in Renton Avenue South. There is also a 15-inch PS located in M L King Jr. Way South.

Drainage: The PS will be the appropriate point of discharge for stormwater from the proposed development.

4. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. Address signage shall be posted such that addresses for Parcels C and D are visible from Renton Avenue South. An easement or covenant shall be recorded with the final plat to ensure that the address signage is maintained. The proposal will meet all applicable criteria for approval of a short plat upon completion of the conditions in this analysis and decision.
5. Limited portions of the proposed subdivision are located in an environmentally critical area (Steep Slope Area). A limited Environmental Critical Area exemption was granted for this site under project# 2406555. The exemption is based on the fact that the 'steep slopes' at the site are not more than 20 feet in height, are not part of a larger steep slope system, and have been created through previous, legal grading activities. In this respect, the ECA Steep Slope Development Standards are waived. A geotechnical report has been submitted to demonstrate that the site can be safely developed without adverse impacts resulting from this exemption. The ECA Submittal, General, and Landslide-Hazard, and other applicable development standards still apply for future development of the site.
6. There are no trees located on the site. Future construction will be subject to the provisions of SMC 23.44.008 which sets forth tree planting requirements on single family lots.
7. This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

SEPA DETERMINATION

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated April 27, 2004. The information in the checklist, a Geotechnical Report prepared by GeoTech Consultants, Inc., dated January 20, 2004, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision. Note that pursuant to SMC 25.05.908.B, the scope of the environmental review of the subject short subdivision is limited to:

1. Documenting whether the proposal is consistent with The City of Seattle Regulations for Environmentally Critical Areas, SMC Chapter 25.09; and
2. Evaluating potentially significant impacts on the environmentally critical area resources not adequately addressed in The City of Seattle Environmentally Critical Areas Policies or the requirements of SMC Chapter 25.09, Regulations for Environmentally Critical Areas, including in additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

The undersigned planner has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and the additional information in the file; and any comments which may have been received regarding this proposed action have been considered.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

CONDITIONS - SEPA

None.

CONDITIONS - SHORT SUBDIVISION

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.

3. The easement identified in the Seattle City Light memorandum, dated September 27, 2004 and "Exhibit A to the City of Seattle Short Subdivision Number 2306509" shall be included on the final plat prior to recording.
4. Provide an easement or covenant with the final plat to ensure that address signage for Parcels C and D is provided and maintained in a location visible from Renton Avenue South.

After Recording and Prior to Issuance of a Building Permits

5. A copy of the recorded short subdivision shall be attached to all building permit sets of plans for future construction on Parcels B, C and D.

Signature: (signature on file) Date: December 20, 2004
Bryan Stevens, Land Use Planner